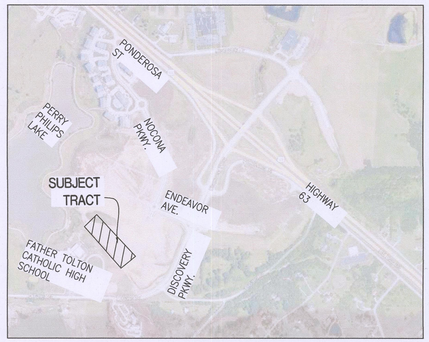
A MAJOR AMENDMENT TO THE
PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF

DISCOVERY BUSINESS PARK

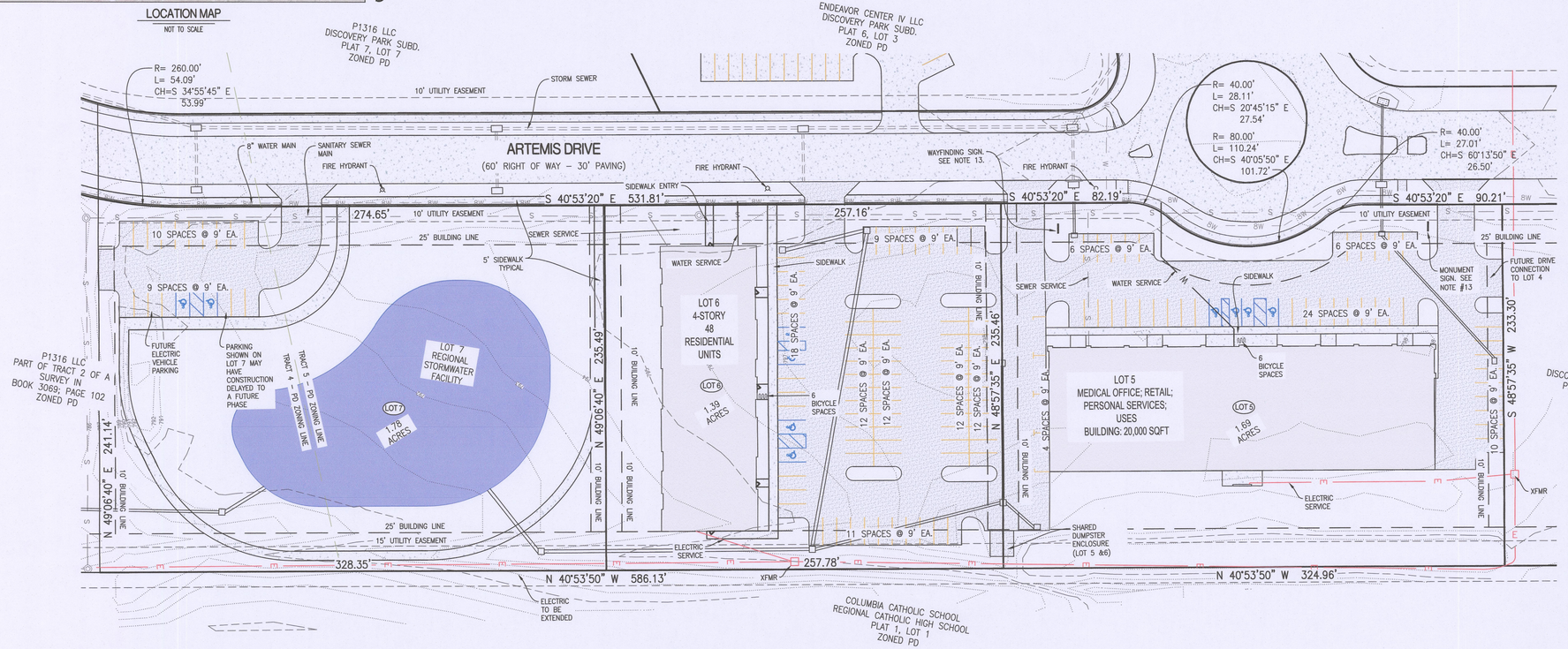
LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 47-2024

OWNER/DEVELOPER:
P1316 LLC / DISCOVERY BUSINESS PARK 1 LLC
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201



LOCATION MAP
NOT TO SCALE

SCALE: 1"=40'
0 20 40 80



NOTES:

1. THIS SITE CONTAINS 4.86 ACRES.
2. THE CURRENT ZONING IS PD, AND THE PROPERTY IS PART OF TRACTS 4 AND 5 OF THE PHILLIPS TRACT AS DEFINED IN ORDINANCE NUMBER 018043 OF THE CITY OF COLUMBIA RECORDS.
3. THESE TRACTS ARE LOCATED IN ZONE–X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0295E DATED APRIL 19TH, 2017.
4. NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE AS FOLLOWS:
   OFFICE: 90 FEET
   COMMERCIAL: 65 FEET
   RESIDENTIAL: 75'
   HOTEL: 100'
6. ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
7. WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
8. THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
9. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 28' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
10. THERE SHALL BE A SHARED PARKING AGREEMENT ACROSS ALL DRIVEWAYS AND PARKING SPACES WITHIN THIS DEVELOPMENT. WHILE THE TRACT MAY BE ALLOWED TO BE SUBDIVIDED, EACH LOT DOES NOT HAVE TO CONTAIN ADEQUATE PARKING FOR SAID LOT AS LONG AS THE COMBINED NUMBER OF PARKING SPACES IS ADEQUATE FOR THE COMBINED DEVELOPMENT.
11. THE SITE WILL CONTAIN TWO SIGNS WITH LOCATIONS AS SHOWN ON THE PLAN. THE MONUMENT SIGN SHALL BE A MONUMENT SIGN NOT TO EXCEED 12' IN HEIGHT AND 64 SQUARE FEET IN AREA. WAYFINDING MONUMENT SIGN, LOCATED NEAR THE INTERSECTION OF NOCONA AND ARTEMIS, SHALL NOT EXCEED 6' IN HEIGHT AND 32 SQUARE FEET IN AREA. SIGNS SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 29–4.8 OF THE UDC.
12. STORMWATER MANAGEMENT SHALL BE IN COMPLIANCE WITH THE APPROVED DEVELOPMENT AGREEMENT FOR THIS PARCEL. POST–DEVELOPMENT STORMWATER RUN–OFF PEAK FLOWS SHALL NOT EXCEED THE PRE–DEVELOPMENT PEAK FLOWS FOR THIS SITE FROM THE 1–YEAR, 2–YEAR, 10–YEAR, AND 100–YEAR STORM EVENTS.

CALCULATIONS (SHARED PARKING):

PARKING SUMMARY:

TOTAL SPACES REQUIRED:	
LOT 5 – 5000 ARTEMIS – MEDICAL OFFICE/RETAIL – 1:200 – 20000 SQFT	100 SPACES
LOT 6 – RESIDENTIAL	
1–BED RESIDENTIAL – 1.5 PER UNIT – 37 UNITS	56 SPACES
2–BED RESIDENTIAL – 2 PER UNIT – 11 UNITS	22 SPACES
+ 1 PER 5 UNITS	10 SPACES
SUBTOTAL PRIOR TO PARKING REDUCTION FACTOR	188 SPACES
PARKING REDUCTION FACTOR = 1.3	43 SPACES
SUBTOTAL REQUIRED PARKING	145 SPACES
REQUIRED BICYCLE PARKING	12 SPACES
REGULATORY REQUIRED PARKING WITH BICYCLE PARKING REDUCTION	133 SPACES
PARKING SPACES PROVIDED (LOTS 5 & 6):	136 SPACES
PARKING SPACES PROVIDED (LOT 7):	19 SPACES

CALCULATIONS (LOT 5) – 1.69 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA:	20,000 SQFT
TOTAL GROSS FLOOR AREA:	20,000 SQFT
*(NOTE – ALL GFA IS IN TRACT 5)	

CALCULATIONS (LOT 6) – 1.39 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA:	11,500 SQFT
TOTAL GROSS FLOOR AREA:	46,000 SQFT
*(NOTE – ALL GFA IS IN TRACT 5)	

CALCULATIONS (LOT 7) – 1.78 ACRE LOT SIZE

BUILDING AREA:

GROUND LEVEL GROSS FLOOR AREA:	0 SQFT
TOTAL GROSS FLOOR AREA:	0 SQFT
*(NOTE – THIS TRACT IS PARTIALLY IN TRACT 4 AND TRACT 5)	

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- EXISTING STRUCTURE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- FUTURE PARKING
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- DUMPSTER PAD
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED PAVEMENT
- EXISTING TREE
- EXISTING TREELINE

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5 AND 6 OF DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND BEING DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BOOK 5481, PAGE 152 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AT THE SOUTHERNMOST CORNER OF SAID LOT 6 AND WITH THE LINES THEREOF, N 40°53'50"W, 586.13 FEET; THENCE N 49°06'40"E, 241.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARTEMIS DRIVE; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 6, 54.09 FEET ALONG A 260.00–FOOT RADIUS, NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 34°55'45"E, 53.99 FEET; THENCE S 40°53'20"E, 531.81 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 5; THENCE LEAVING THE LINES OF SAID LOT 6 AND WITH THE LINES OF SAID LOT 5, AND CONTINUING WITH SAID WESTERLY RIGHT OF WAY LINE, S 40°53'20"E, 82.19 FEET; THENCE 28.11 FEET ALONG A 40.00–FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 20°45'15"E, 27.54 FEET; THENCE 110.24 FEET ALONG AN 80.00–FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 40°05'50"E, 101.72 FEET; THENCE 27.01 FEET ALONG A 40.00–FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 60°13'50"E, 26.50 FEET; THENCE S 40°53'20"E, 90.21 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID LOT 5, S 48°57'35"W, 233.30 FEET; THENCE N 40°53'50"W, 324.96 TO THE POINT OF BEGINNING AND CONTAINING 4.86 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS 4TH DAY OF JANUARY, 2024.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE #_____

THIS _____ DAY OF _____, 20____

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
JESSE RAY STEPHENS
NUMBER PE-2010000868
PROFESSIONAL ENGINEER

JESSE R. STEPHENS, 2010000868

12/27/2023
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

REVISED 12/27/2023
REVISED 12/15/2023
ORIGINAL 11/27/2023
CROCKETT JOB #210249

A MAJOR AMENDMENT TO THE CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF

DISCOVERY BUSINESS PARK

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
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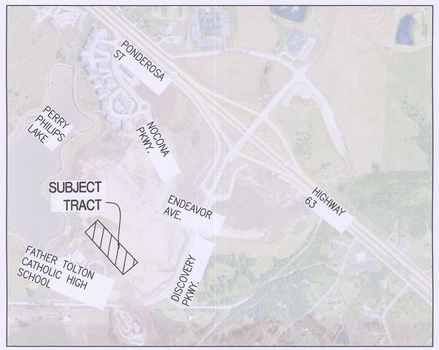


LOCATION MAP
NOT TO SCALE

SCALE: 1"=40'
0 20 40 80

CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		4.86 AC
LOT COVERAGES:	ACRES	PERCENT OF TOTAL
TOTAL IMPERVIOUS SURFACE AREA:	2.50 AC.	52%
TOTAL OPEN SPACE:	2.36 AC.	48%

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST ON SITE: 0.00 AC.

REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED: 1.60 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 2.55 AC. (24%)

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 200 L.F.
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 394 L.F. * 6' = 2,364 SQFT
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 12 TREES

(B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (925' APPLICABLE STREET FRONTAGE) 16 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

N/A

29-4.4(f) - PARKING AREA LANDSCAPING:

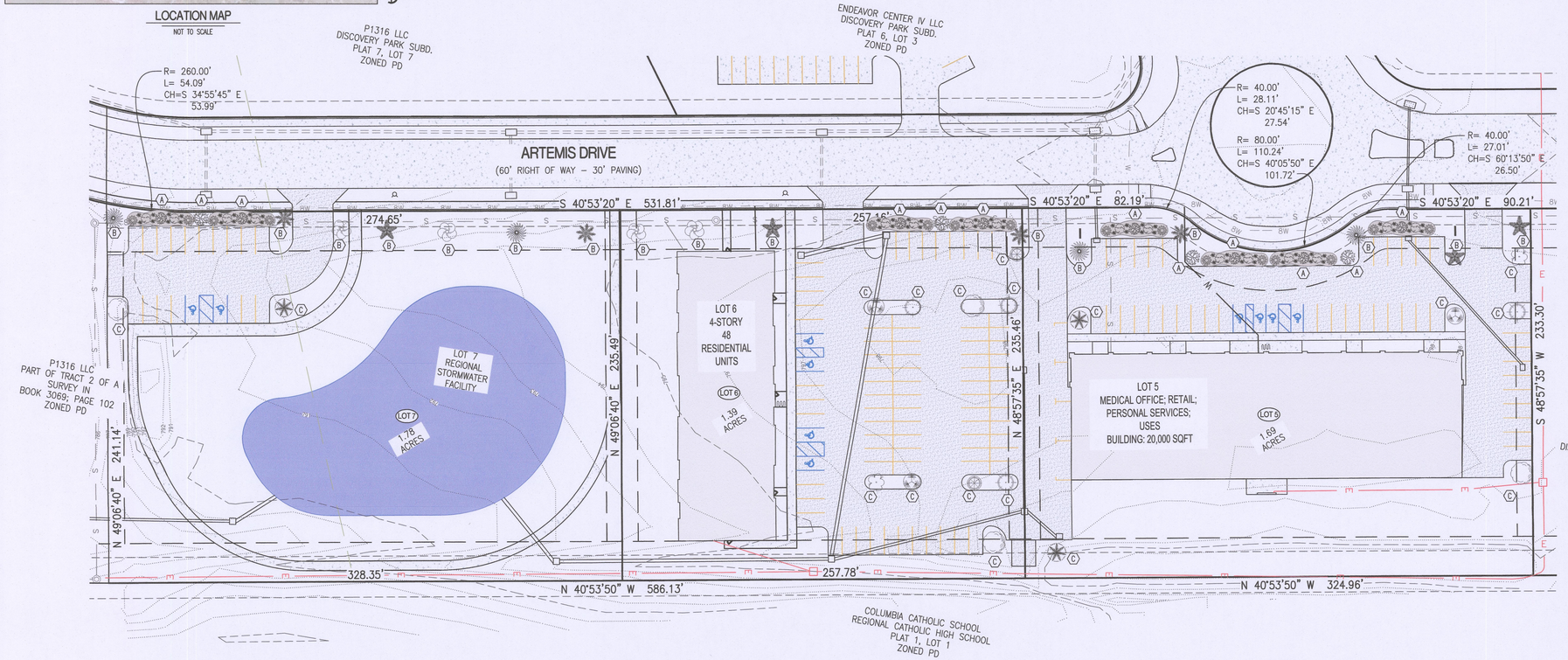
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 65,600 S.F.
30,000 SQFT - LOT 5 8 TREES
28,100 SQFT - LOT 6 8 TREES
7,500 SQFT - LOT 7 2 TREES

(C) TOTAL PARKING LOT TREES REQUIRED 18 TREES
TOTAL PARKING LOT TREES PROPOSED 18 TREES

(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 6 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 8 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 0 TREES
(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREE)



PARKING AREA LANDSCAPING PLANTING:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(C)	3	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
(C)	3	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
(C)	4	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
(C)	4	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
(C)	2	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.5" CALIPER
(C)	2	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.5" CALIPER

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(B)	4	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
(B)	4	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
(B)	4	RIVER BIRCH	BETULA NIGRA 'HERITAGE	MEDIUM TREE	2.5" CALIPER
(B)	4	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(A)	12	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
	64	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	5 GALLON
	16	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
	16	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	5 GALLON

TYPICAL SCREENING BED PLANTING DETAIL: MULCH BED (TYP.)

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE #_____

THIS _____ DAY OF _____, 20____

_____
BARBARA BUFFALOE, MAYOR

ATTEST: _____
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 20_____.

_____
SHARON GEUEA JONES, CHAIRPERSON

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STATE OF MISSOURI
JESSE RAY STEPHENS
NUMBER PE-2010001868
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